

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

EDR ID Number  
EPA ID Number

FI817  
West  
> 1  
1.129 mi.  
5962 ft.

STRIP MALL  
3325 NEPTUNE AVE  
BROOKLYN, NY

NY Spills S109829256  
N/A

Site 5 of 5 in cluster FI

Relative:  
Higher

Actual:  
0 ft.

SPILLS:

Name: STRIP MALL  
Address: 3325 NEPTUNE AVE  
City,State,Zip: BROOKLYN, NY  
Spill Number/Closed Date: 0906360 / 2016-12-20  
Facility ID: 0906360  
Facility Type: ER  
DER Facility ID: 367793  
Site ID: 418693  
DEC Region: 2  
Spill Cause: Other  
Spill Class: C4  
SWIS: 2401  
Spill Date: 2009-07-16  
Investigator: YYWONG  
Referred To: SITE NO. 224151  
Reported to Dept: 2009-09-01  
CID: Not reported  
Water Affected: Not reported  
Spill Source: Commercial/Industrial  
Spill Notifier: Local Agency  
Cleanup Ceased: Not reported  
Cleanup Meets Std: False  
Last Inspection: Not reported  
Recommended Penalty: False  
UST Trust: False  
Remediation Phase: 0  
Date Entered In Computer: 2009-09-01  
Spill Record Last Update: 2017-05-08  
Spiller Name: PETER GRAY  
Spiller Company: PETER GRAY  
Spiller Address: 3325 NEPTUNE AVE  
Spiller Company: 999  
Contact Name: PETER GRAY  
DEC Memo: "09/02/09-Vought-Primary off hours responder. Vought received call from and spoke to Cliff Bell(GZA 212-594-8140 fax:212-279-8180 clifford.bell@gza.com) and will return call to followup and send CSL. As per caller information site owner is: Peter Gray Bay Park The #1 Company 70 East 55th St 7th Floor, New York NY 10022 09/09/09-Vought-Mailing address as per PBS #2-291668 IS: Grenadier Realty Corp. Bay Park 1 Co. 1230 Pennsylvania Ave. Brooklyn, NY 11223 Vought called Cliff Bell and left message to return call to DEC with information. Vought spoke to Bell and Phase I part of due diligence. One 25000-gallon Fuel oil tank UST was tested and passed tightness reportedly. Site is residential and commercial complex with stores on Neptune Avenue. Second area of concern in drycleaner. Phase II found PCE in groundwater with slight exceedences above TOGS. Detections but no exceedences of petroleum compounds in soils. Two different phases of investigation via initial soil borings and second phase was additional borings at drycleaners and fuel oil UST and well installation (three monitoring wells). Total of three wells onsite to date. Second phase of investigation showed no PCE exceedences. Napthalene found in groundwater sample from wells. Sub slab soil gas sample collected at former drycleaners along with ambient air sample.

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Soil gas sample showed benzene and toluene at magnitudes higher than mean guidance on table. No chlorinated solvents found in soil gas. Drycleaner was in operation for a short time during the 1980's. Petroleum compounds may also be due to Stoddard solvent. Sheen on groundwater samples. Property may be purchased and Bell unsure of future use. Business address is: Peter Gray Bay Park 1 Company 70 East 55th Street 7th Floor New York, NY 10022 Vought sent CSL to above address with one month due date and requirement to update PBS registration. 09/21/09-Vought-Received call from and spoke to GZA Bell and clarified PBS requirement for address correction. 10/2/09-Vought-Received mail from GZA Bell that he confirmed with the owner that the address that is listed on the PBS certificate is the managing agent who is tasked to manage all aspects of the properties operation. 12/17/09-Vought-Reviewed Phase II Environmental Site Assessment dated October 2009 from GZA Clifford Bell and received on 10/9/09. Site is a one story strip mall set back from Neptune Avenue (for parking for mall) with multi-story residential apartment building as part of the same structure attached to the rear of the mall. Gateway French Cleaners (drycleaner) was in operation as part of strip mall. One 25,000-gallon #2 fuel oil UST also onsite. In May 2009 four soil borings (GZA1 thru GZA4) were installed around the former dry cleaner and borings were converted to monitoring wells. In July 2009, a geophysical survey was performed and three additional borings were installed and converted to deep monitoring wells to assess possible DNAPL downward migration in water table. In July 2008 a sub slab soil vapor sample and ambient air sample were also collected under the drycleaner and two temporary wells were installed around UST. Site is bordered by Neptune Ave to the South, to the west by Key Foods and a residential building and to the north by a residential building. Drycleaners was at western end of strip mall. Groundwater estimated at 10'bg with estimated flow to the southeast. Four wells around drycleaner installed to 7-10' below water table. Sheen on GZA3. Groundwater at 8-9'bg. Odor in soil at GZA3 from 10-15'bg. Soil analyticals for four borings show no TAGM 4046 Required Soil Cleanup Objective VOC and SVOC exceedences except for minor PAH exceedence attributable to fill material. Groundwater analyticals show 16ppb 1,2,4-tetramethylbenzene(GZA3) and 5.8ppb PCE(GZA4). GZA5 thru GZA7 was installed to delineate contamination found in GZA3, GZA 10 was performed through slab of drycleaner and GZA8 and GZA9 were installed around fuel oil UST. Temporary well points were installed at GZA5 thru GZA9. Sub-slab soil gas sample collected as well as ambient air sample. Three monitoring wells were installed around drycleaner to a depth of 20-30' below water table. Olfactory evidence of soil contamination was observed and measurable PID readings were recorded in boring GZA-9 and a sheen was detected on groundwater at same location. The original laboratory sample for GZA-9 had to be diluted due to high concentrations in soil. Groundwater analyticals show 63ppb naphthalene(GZA-10) and 16ppb acenaphthene(GZA-10). Sub-slab vapor sample collected exhibited four exceedences of OSWER guidelines for 1,2,4-trimethylbenzene, benzene, ethylbenzene, and 1,3,5-trimethylbenzene. Five VOCs exceeded one of the NYSDOH background values including benzene, ethylbenzene, toluene, xylene and 1,2,4-trimethylbenzene. Sub-slab soil vapor samples collected from under drycleaner show 240ug/m3 benzene, 3400ug/m3 toluene, 630ug/m3 ethylbenzene, 3450ug/m3 xylene, 840ug/m3 1,2,4-trimethylbenzene. No chlorinated solvents in sub-slab soil vapor samples. Groundwater flow from well survey is to the south-southeast. Deep groundwater samples from MW1 thru MW3 show no chlorinated solvents suggesting lack of vertical migration through

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water table. Report concludes that It is possible that some petroleum release has occurred near the tank, possibly the result of overfills and not necessarily the result of a leaking tank or lines. GZA recommends a No Further Action Letter be issued for the open spill number. 12/23/09-Vought-Called GZA Bell (212-594-8140) and left message to discuss dilution adjusted concentrations of GZA-9. Vought called and spoke to NYSDOH Hughes and he noted that due to elevated sub-slab petroleum concentrations, that another round of samples must be collected including sub-slab, indoor air and ambient air samples. Vought received callback from GZA Bell who noted that soil concentrations for GZA were adjusted for dilution factor. 12/30/09-Vought-Received PDF version of GZA Phase II ESA and sent copy of Phase II, spill report and draft requirement letter to NYSDOH Hughes for review and approval. 2/22/10-Vought-Received call from and spoke to GZA Bell and indoor air, sub-slab and ambient air sampling was performed and he will contact NYSDOH Hughes to determine which indoor air standards to use for comparison. 02/23/10-Vought-Copied on email from GZA Bell to NYSDOH Hughes, Mr. Hughes: Our firm is conducting a vapor intrusion investigation per the attached correspondence from Jeffrey Vought of the NYSDEC Region 2. We have collected 1 outdoor, 1 indoor and 2 subslab samples from this active business space per the NYSDOH CEH BEEI Vapor Intrusion Guidance (VIG). We plan on comparing results as follows and would like any comments or suggestions otherwise: Table 1 Outdoor and indoor samples compared to EPA OSWER and NYSDOH 1997 (Table C.3 from the VIG). Table 2 Sub-slab samples compared to EPA OSWER (since it contains soil vapor guidance (10-4 risk) and Table 3.1 from the Vapor intrusion guidance. Vought copied on reply from NYSDOH Hughes to GZA Bell that ...As we discussed, this is the link to EPA Published Compilation of their BASE data. You will note that their values are different than what we present in Table C2 of our guidance. These differences are related to the methodology's that were used. We only used Canister results, EPA published data for both Cans and Tubes, hence different results and reporting limits. Here is a summary of background VOCs in North American Homes by Helen Dawson from EPA. (See attached file: 05\_EPA\_Background.pdf) Let me know if you have any other questions. DEC requires: 1) Collection of indoor air, sub-slab and ambient air sample as per NYSDOH 2) send requirement letter to NYSDOH for review including draft letter, spill notes and PDF copy of Phase II (requested from GZA Bell on 12/23/09). 6/11/10-Vought-Spill transferred from DEC Vought to DEC Ketani as per DEC Austin and Vought transfer to Section A. 7/8/10 - Raphael Ketani. I received the 7/2/10 Vapor Intrusion Assessment Letter Report from Clifford Bell of GZA Geoenvironmental, Inc. (212) 594-8140. Canister samples were taken on 2/4/10 of the outdoor air, the indoor air of the dentist's office, and two samples from below the office's concrete slab. The analytical results for the outdoor air sample were either at or below the EPA analyte limits. The results for the indoor ambient air sample exceeded the limits for ethanol 97.7 ug/m3, isopropanol 25 ug/m3, and acetone 7.19 ug/m3. The sub-slab SS-2 soil vapor sample exceeded the Helen Dawson EPA database limits for tetrachloroethene 2,180 ug/m3, trichloroethene 25.8 ug/m3, and benzene 9.82 ug/m3. The SS-3 sub-slab sample exceeded the Helen Dawson EPA database for tetrachloroethene 25,000 ug/m3, and trichloroethene 289 ug/m3. I spoke to Mr. Bell of GZA. I told him that while the 7/2/10 Vapor Intrusion report does indicate that there is a problem with chlorinated solvents that needs to be addressed, there still are questions regarding the integrity of the 25,000 gal. fuel tank system. I asked Mr. Bell why the investigation took place in the beginning. He said that GZA was doing

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a due diligence investigation prior to the sale of the property. I told Mr. Bell that the DEC needs to receive the passing tank integrity report. I added that boring GZA-8 (as depicted in the October 2009 Phase II report) is at least 10 feet from the west end of the tank and is too far away to really say anything about subsurface conditions around the tank. I also stated that GZA-9 involves the same issue as GZA-8. Mr. Bell commented that Mr. Vought of DEC told him that the borings were sufficient to demonstrate that there was no problem with the tank. I told Mr. Bell that staff from the Department looked at the October 2009 Phase II and determined that the subsurface conditions next to the tank hadn't been investigated sufficiently. Mr. Bell added that he believed there was an awning or some obstruction on the south side of the tank that prevented installing borings there. I told Mr. Bell that the DEC wants some additional borings performed next to the fuel system. I added that one boring should be at the fill port, one or more along the fill line and at least two additional borings along the south side of the tank. Mr. Bell commented that this will be a change in plans and that he will need to let the owner, Bay Park One Co., know about this. He told me to send a letter to the owner and to c-c him. I told him that I will do so. The letter was approved by Randall Austin, Chief of the Spills Unit, and was sent out today. 10/26/10 - Raphael Ketani. Mr. Bell called me today. He said that the fuel tank and oil spill investigation will start soon. He added that I will soon receive a call from a representative of the lending institution, FNMA. 10/28/10 - Raphael Ketani. Len Sebney (212) 872-0468 of FNMA called regarding how long it would take for GZA to put together a Remedial Action Plan and for the DEC to review and approve it. I told him that the time frame would vary depending upon the size of the project and the amount of work that has been determined to be needed in order to investigate and remediate the site. Mr. Sebney asked whether the writing of the RAP and its approval could take place by late November. I told him that this was possible. I added that once I receive the RAP, I will almost immediately review it and determine whether it's approvable. He said that he needed this information as FNMA had to determine whether the remediation of the oil and PCE and TCE is fundable. After this, the conversation ended. 11/15/10 - Raphael Ketani. I received an e-mail from Mr. Bell [(212) 594-8140, ext 3331/cell (646) 483-6250/e-mail clifford.bell@gza.com] on Veterans Day (11/11/10): Fuel Tank Investigation Schedule Perform Borings and Complete Well November 5 through 13, 2010 Perform Groundwater Sampling November 13 Laboratory Analysis November 17 Final Investigation Report and Remedial Action Plan to NYSDEC November 29, 2010 12/6/10 - Raphael Ketani. I spoke to Mr. Bell. He said that the FIR and RAP was completed. It is presently under review before it is sent out. 12/8/10 - Raphael Ketani. Yesterday, I received the Supplemental Fuel Tank Investigation Report dated December 2010 which was produced by GZA Environmental. I reviewed the report. Groundwater was found to be at 9 feet below grade (one foot above mean sea level) and flowing to the southeast. A tank only tightness test was performed by A.L. Eastmond. The tank passed the test. Soil borings were performed at the fill port, downgradient from the fill line and just downgradient from the UST (borings GZA-11 to GZA-13). No soil contamination was found. GZA-11 was turned into a monitoring well (MW-4) in order to collect a groundwater sample. The sample came back completely non-detect. As the environmental investigation for the 25,000 gal. UST did not detect any oil contamination, I am considering the oil spill part of the site investigation to be completed. I will transfer the case to Jeff

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Vought of Unit A in Region 2 Remediation so that he may pursue the part of the case concerning the chlorinated solvent spill. I let Mr. Bell (212) 594-8140, ext 3331 know that the Supplemental Fuel Tank Investigation Report was reviewed and that the DEC was satisfied that there were no environmental issues regarding the oil management system. I told him to communicate with Mr. Vought regarding the chlorinated solvent spill. 12/29/10-Vought-Received phone message from GZA Bell on 12/10 who was seeking further guidance. Vought returned call to and spoke with Bell and informed him of Section A requirements and potential site pathways. Vought emailed him copy of blank SCCO for review and requested he return call in early 1/11 for confirmation of site classification and issuance of SCCO. 3/9/11-Vought-Meeting with RHWRE to discuss project transfer to new PM in Section A due to heavy workload. Spill transferred to DEC Wong. 3/15/12 - B. Wong- P-site owner notification letter was mail out. Further remediation on this spill case will be handled under the P-site (site No. 224151) 1/11/16 - Bryan Wong - BCA executed between property owner and DEC on April 10, 2013 and further remediation on this spill will be handled under the BCP project site No. C224151. 12/20/2016 - B. Wong - Remediation completed at the site C224151, and COC was issued by DEC on 12/20/2016, currently the site is under SMP." Not reported

Remarks: "Peter Gray is with Bay Park The #1 Company. 70 East 55th St 7th Floor, New York NY 10022."

All Materials:

|                   |                    |
|-------------------|--------------------|
| Site ID:          | 418693             |
| Operable Unit ID: | 1174859            |
| Operable Unit:    | 01                 |
| Material ID:      | 2167246            |
| Material Code:    | 9999               |
| Material Name:    | other - Petreloeum |
| Case No.:         | Not reported       |
| Material FA:      | Other              |
| Quantity:         | Not reported       |
| Units:            | Not reported       |
| Recovered:        | Not reported       |
| Oxygenate:        | Not reported       |